

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5469

AN ORDINANCE authorizing and providing for the acquisition of interests in land for the purpose of improving 148th Avenue SE, from SE 24th Street to SE 28th Street, as a part of CIP Plan No. PW-R-117, 148th Avenue SE Roadway Improvements, within the City of Bellevue; providing for condemnation, appropriation, taking and damaging of land and property rights necessary therefore; providing for the cost thereof and directing the initiation of appropriate proceedings in the manner provided by law for said condemnation.

WHEREAS, on December 9, 2002, the City Council adopted the 2003-2009 CIP, which included CIP Plan No. PW-R-117, 148th SE Roadway Improvements; and

WHEREAS, the City Council has found that the public health, safety, necessity and convenience demand that said project be undertaken and that in order to carry out the project it is necessary at this time for the City to acquire interests and rights to the properties described herein; and

WHEREAS, the City Council finds and declares it necessary and in the best interest of the public that interests in the land and property rights hereinafter described be condemned, appropriated, taken and damaged for public use, subject to the making or paying of just compensation to the owners thereof in the manner provided by law; now therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The land and property rights within the City of Bellevue, King County, Washington, described in the attached Exhibit "A", necessary for public road purposes, are hereby condemned, appropriated, taken and damaged for such public purposes, subject to making or paying just compensation to the owners thereof in the manner provided by law.

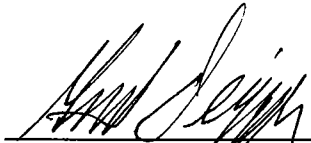
Section 2. The cost and expense of acquiring said property rights shall be paid for from the Capital Investment Plan, or from other monies the City may have available or may obtain therefore. The Director of the Transportation Department or his designee is hereby authorized to negotiate with and make offers to the owners of said land or property for the purposes of making or paying just compensation, and to approve the payment of just compensation as negotiated with said owners or as ordered by the Court.

Section 3. The City Attorney is hereby authorized and directed to undertake proceedings provided by law to condemn, appropriate, take and damage the land and property necessary to carry out the provisions of this ordinance. The City Attorney is further authorized to approve and enter into any and all such agreements, stipulations, and orders necessary to carry out the provisions of this ordinance, including for the payment of just compensation as agreed to with the property owners, or as ordered by the Court.

Section 4. This ordinance shall take effect and be in force five days after its passage and legal publication.

Passed by the City Council this 15th day of September, 2003, and signed in authentication of its passage this 15th day of September, 2003.

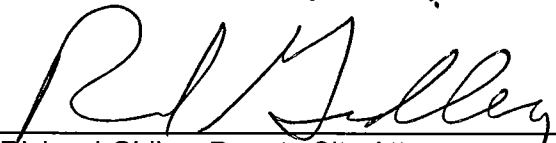
(SEAL)



Connie B. Marshall, Mayor

Approved as to form:

Richard L. Andrews, City Attorney



Richard L. Andrews, City Attorney

Attest:



Myrna L. Basich, City Clerk

Published September 17, 2003

Exhibit A

Parcel 5002

Fee

That portion of the east half of the southeast quarter of the northeast quarter of the northeast quarter of Section 10, Township 24 North, Range 5 East, Willamette Meridian, King County, Washington, described as follows:

Commencing at the intersection of the east line, and the north line of the south 33.00 feet of said sub-division;
thence North 88°21'00" West along said north line, 115.53 feet to the west margin of 145th Place Southeast (Newcastle Road) and the True Point of Beginning;
thence North 21°57'42" West along said west margin 117.63 feet to a point on a non-tangent curve to the right, the center of which bears South 86°04'39" West 281.50 feet;
thence southerly along said curve, a distance of 12.07 feet;
thence South 01°27'58" East 61.20 to the beginning of curve to the right, with a radius of 34.50 feet;
thence southwesterly along said curve, a distance of 45.09 feet to the north line of the south 33.00 feet of said subdivision;
thence South 88°21'00" East along said north line, being the north margin of Southeast 28th Street, 66.52 feet to the True Point of Beginning.

Also, Commencing at the intersection of the east line, and the north line of the south 33.00 feet of said sub-division;
thence North 88°21'00" West along said north line, 115.53 feet to the west margin of 145th Place Southeast (Newcastle Road)
thence North 21°57'42" West along said west margin 247.38 feet;
thence North 68°02'18" East 6.00 feet;
thence North 21°57'42" West along said margin and the extension thereof, 291.45 feet to the beginning of a curve to the left, with a radius of 20.00 feet, and True Point of Beginning;
thence northwesterly along said curve, a distance of 14.82 feet to the northeast corner of Lot 17, Fir Terrace as recorded in Volume 68 of Plats, Pages 86-87, Records of King County, Washington;
thence North 01°29'31" East 13.18 feet to the intersection of the west line of the east half of said subdivision, and said west margin of 145th Place Southeast (Newcastle Road);
thence South 21°57'42" East along said margin, 25.59 feet to the True Point of Beginning.

Containing 2,489 square feet.

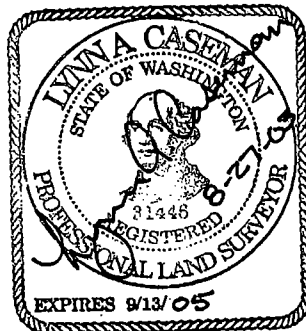


Exhibit A

Parcel 5002
Sidewalk Easement

That portion of the east half of the southeast quarter of the northeast quarter of the northeast quarter of Section 10, Township 24 North, Range 5 East, Willamette Meridian, King County, Washington, described as follows:

Commencing at the intersection of the east line, and the north line of the south 33.00 feet of said sub-division;
thence North 88°21'00" West along said north line, 115.53 feet to the west margin of 145th Place Southeast (Newcastle Road);
thence North 21°57'42" West along said west margin 117.63 feet to a point on a non-tangent curve to the right, the center of which bears South 86°04'39" West 281.50 feet, and the True Point of Beginning
thence southerly along said curve, a distance of 12.07 feet;
thence South 01°27'58" East 61.20 to the beginning of curve to the right, with a radius of 34.50 feet;
thence southwesterly along said curve, a distance of 45.09 feet to the north line of the south 33.00 feet of said subdivision;
thence North 88°21'00" West along said north line, being the north margin of Southeast 28th Street, 57.67 feet to a point on a non-tangent curve to the right, the center of which bears South 13°27'26" East 448.50 feet;
thence easterly along said curve, a distance of 51.34 feet to the beginning of a curve to the left, with a radius of 22.50 feet;
thence northeasterly along said curve, a distance of 33.21 feet;
thence North 01°27'58" West 61.20 feet to the beginning of a curve to the left, with a radius of 269.50 feet;
thence northwesterly along said curve, a distance of 64.92 feet to the west margin of said 145th Place Southeast (Newcastle Road);
thence South 21°57'42" East along said margin, 55.76 feet the True Point of Beginning.

Containing 1,945 square feet.

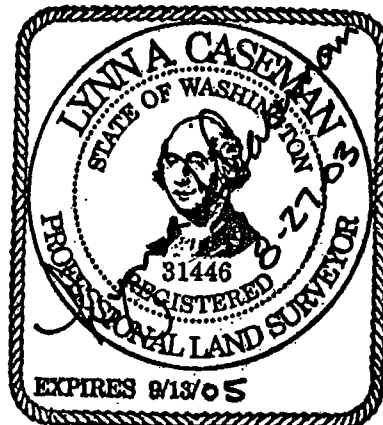


Exhibit A

Parcel 5002

Temporary Construction Easement

That portion of the east half of the southeast quarter of the northeast quarter of the northeast quarter of Section 10, Township 24 North, Range 5 East, Willamette Meridian, King County, Washington, described as follows:

Commencing at the intersection of the east line, and the north line of the south 33.00 feet of said sub-division;
thence North 88°21'00" West along said north line, 115.53 feet to the west margin of 145th Place Southeast (Newcastle Road);
thence North 21°57'42" West along said west margin 173.39 feet to a point on a non-tangent curve to the right, the center of which bears South 74°43'56" West 269.50 feet, and the True Point of Beginning
thence southerly along said curve, a distance of 64.92 feet;
thence South 01°27'58" East 61.20 to the beginning of curve to the right, with a radius of 22.50 feet;
thence southwesterly along said curve, a distance of 33.21 feet to the beginning of a curve to the left, with a radius of 448.50 feet;
thence southwesterly along said curve, a distance of 51.34 feet to the north line of the south 33.00 feet of said subdivision;
thence North 88°21'00" West along said north line, being the north margin of Southeast 28th Street, 49.94 feet;
thence North 01°29'31" East 30.12 feet;
thence South 88°21'00" East 99.55 feet;
thence North 01°27'58" West 63.98 feet to the beginning of a curve to the left, with a radius of 249.50 feet;
thence northwesterly along said curve, a distance of 91.29 feet to the beginning of a curve to the right, with a radius of 150.50 feet;
thence northerly along said curve, a distance of 87.72 feet to the west margin of said 145th Place Southeast, and a point hereinafter referred to as "Point A";

Exhibit A (cont')

Parcel 5002
Temporary Construction Easement

thence South 21°57'42" East along said margin, 42.50 feet;
thence South 68°02'18" West 6.00 feet;
thence South 21°57'42" East 73.99 feet to the True Point of Beginning.

Also, commencing at the aforementioned "Point A";
thence North 21°57'42" West along said west margin of 145th Place Southeast (Newcastle Road), 248.92 feet to the True Point of Beginning;
thence South 68°02'18" West 5.00 feet to a point on a non-tangent curve to the left, the center of which bears South 68°02'18" West 15.00 feet;
thence northwesterly along said curve, a distance of 8.79 feet to a point on the west line of the east half of said subdivision;
thence North 01°29'31" East along said west line, 5.67 feet to the northeast corner of Lot 17, Fir Terrace as recorded in Volume 68 of Plats, Pages 86-87, Records of King County, Washington, and a point on a non-tangent curve to the right, the center of which bears South 25°34'50" West 20.00 feet;
thence southeasterly along said curve, a distance of 14.82 feet to the True Point of Beginning.

Containing 7,334 square feet.

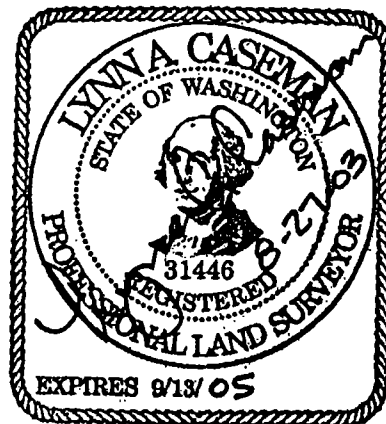


Exhibit A

Parcel 5005

Fee

That portion of the southeast quarter of the northeast quarter of the northeast quarter of Section 10, Township 24 North, Range 5 East, Willamette Meridian, King County, Washington, described as follows:

Beginning at the intersection of the west line of the east 33.00 feet, and the north line of the south 33.00 feet of said subdivision;

thence North 01°31'41" East along said west line, 284.97 feet to a point on a non-tangent curve to the left, the center of which bears South 68°42'14" West 49.00 feet;

thence northwesterly along said curve, 5.85 feet to a point on a non-tangent curve to the right, the center of which bears South 87°28'24" West 34.50 feet;

thence southeasterly along said curve, a distance of 2.44 feet;

thence South 01°31'41" West 269.74 feet to the beginning of a curve to the left, with a radius of 14.50 feet;

thence southwesterly along said curve, a distance of 18.16 feet to a point on a non-tangent curve to the right, the center of which bears South 68°53'35" West 984.93 feet;

thence southeasterly along said curve, being the easterly margin of 145th Place Southeast (Newcastle Road), a distance of 4.59 feet to the north line of the south 33.00 feet of said subdivision;

thence South 88°21'00" East along said north line, 10.70 feet to the **Point of Beginning**;

Containing 795 square feet.

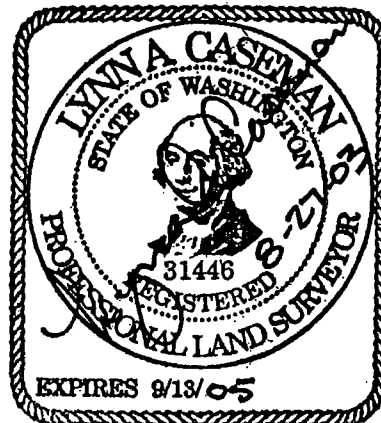


Exhibit A

Parcel 5005
Sidewalk Easement

That portion of the southeast quarter of the northeast quarter of the northeast quarter of Section 10, Township 24 North, Range 5 East, Willamette Meridian, King County, Washington, described as follows:

Commencing at the intersection of the west line of the east 33.00 feet, and the north line of the south 33.00 feet of said subdivision;

thence North 01°31'41" East along said west line, 25.50 feet;

thence North 88°21'00" West 2.50 feet to the **True Point of Beginning**;

Thence South 01°31'41" West 7.47 feet to the beginning of a curve to the right, with a radius of 14.50 feet;

thence southwesterly along said curve, a distance of 18.16 feet to a point on a non-tangent curve to the left, the center of which bears South 68°53'35" West 984.93 feet;

thence northwesterly along said curve, being the east margin of 145th Place Southeast (Newcastle Road), a distance of 12.24 feet;

thence South 88°21'00" East 0.23 feet to the beginning of a curve to the left, with a radius of 4.00 feet;

thence northeasterly along said curve, a distance of 6.29 feet;

thence North 01°31'41" East 5.99 feet;

thence South 88°21'00" East 10.50 feet to the **True Point of Beginning**.

Also, commencing at the intersection of the west line of the east 33.00 feet, and the north line of the south 33.00 feet of said subdivision;

thence North 01°31'41" West along said west line, 25.50 feet;

thence North 88°21'00" West 2.50 feet;

thence North 01°31'41" West 141.62 feet to the **True Point of Beginning**;

thence continuing North 01°31'41" East, 120.64 feet to the beginning of a curve to the left, with a radius of 34.50 feet;

thence northerly along said curve, a distance of 2.44 feet to a point on a non-tangent curve to the left, the center of which

bears South 61°51'40" West 49.00 feet;

thence northwesterly along said curve, a distance of 16.11 feet to a point on a non-tangent curve to the right, the center of which

bears South 60°02'11" West 28.50 feet;

thence southeasterly along said curve, a distance of 15.66 feet;

thence South 01°31'41" West 64.87 feet;

thence South 88°28'19" East 2.50 feet;

Exhibit A (cont')

Parcel 5005
Sidewalk Easement

thence South 01°31'41" West 52.76 feet to the beginning of a curve to the left, with a radius of 3.00 feet;
thence southeasterly along said curve, a distance of 4.71 feet;
thence South 88°28'19" East 0.50 feet to the True Point of Beginning.

Also, commencing at the intersection of the west line of the east 33.00 feet, and the north line of the south 33.00 feet of said subdivision;
thence North 88°21'00" West 10.70 feet to a point on a non-tangent curve to the left, the center of which bears South 69°09'37" West 984.93 feet;
thence northwesterly along said curve, being the east margin of 145th Place Southeast (Newcastle Road), a distance of 19.29 feet;
thence continuing along said margin, North 21°57'42" West 246.87 feet to the True Point of Beginning;
thence continuing North 21°57'42" West, 1.60 feet to a point on a non-tangent curve to the right, the center of which bears South 85°19'24" East 74.00 feet;
thence northeasterly along said curve, a distance of 24.70 feet to a point on a non-tangent curve, the center of which bears South 67°33'50" East 72.50 feet;
thence southwesterly along said curve, a distance of 26.04 feet to the True Point of Beginning.

Containing 853 square feet.

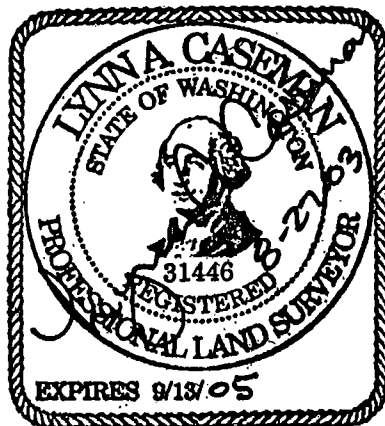


Exhibit A

Parcel 5005
Temporary Construction Easement

That portion of the southeast quarter of the northeast quarter of the northeast quarter of Section 10, Township 24 North, Range 5 East, Willamette Meridian, King County, Washington, described as follows:

Commencing at the intersection of the west line of the east 33.00 feet, and the north line of the south 33.00 feet of said subdivision;

thence North 01°31'41" East along said west line, 25.50 feet;

thence North 88°21'00" West 2.50 feet to the True Point of Beginning;

thence continuing North 88°21'00" West 19.09 feet to the east margin of 145th Place Southeast (Newcastle Road);

thence North 21°57'42" West along said east margin, 3.28 feet;

thence South 88°20'03" East 7.39 feet;

thence North 01°31'41" East 181.36 feet;

thence North 88°28'19" West 34.18 feet;

thence North 05°55'50" West 37.60 feet;

thence North 79°25'41" East 33.39 feet;

thence North 10°36'52" West 26.23 feet;

thence South 88°28'19" East 5.93 feet;

thence North 01°31'41" East 7.96 feet to the beginning of a curve to the left, with a radius of 15.50 feet;

thence northwesterly along said curve, a distance of 24.34 feet;

thence North 88°26'22" West 7.09 feet to the beginning of a curve to the left, with a radius of 59.50 feet;

thence southwesterly along said curve, a distance of 117.12 feet to the beginning of a curve to the right, with a radius of 339.50 feet;

thence southwesterly along said curve, a distance of 63.98 feet to said east margin of 145th Place Southeast;

thence North 21°57'42" West along said east margin, 93.63 feet to a point on a non-tangent curve to the right, the center of which

bears South 85°19'24" East 74.00 feet;

thence northeasterly along said curve, a distance of 70.27 feet;

thence South 88°15'01" East 63.25 feet to a point on a non-tangent curve to the right, the center of which bears South 48°30'59" West 23.50 feet;

thence southeasterly along said curve, a distance of 17.64 feet;

thence South 01°31'41" West 7.97 feet;

thence South 88°28'19" East 5.00 feet;

thence South 01°31'41" West 56.90 feet;

thence South 88°28'19" East 2.50 feet;

thence South 01°45'41" West 52.76 feet to the beginning of a curve to the left, with a radius of 3.00 feet;

thence southeasterly along said curve, a distance of 4.71 feet;

thence South 88°28'19" East 0.50 feet;

thence South 01°31'41" West 141.62 feet to the True Point of Beginning.

Containing 6,281 square feet.

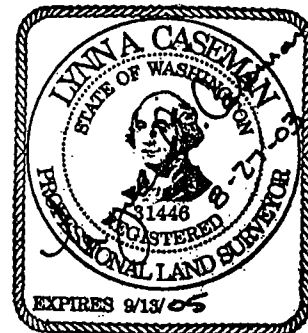


Exhibit A

Parcel 5005
Utility Easement

That portion of the southeast quarter of the northeast quarter of the northeast quarter of Section 10, Township 24 North, Range 5 East, Willamette Meridian, King County, Washington, described as follows:

Commencing at the intersection of the west line of the east 33.00 feet, and the north line of the south 33.00 feet of said subdivision;

thence North 01°31'41" East along said west line, 25.50 feet to a point hereinafter referred to as "Point A";

thence North 88°21'00" West 13.00 feet to the True Point of Beginning;

thence South 01°31'41" West 5.99 feet to the beginning of a curve to the right, with a radius of 4.00 feet;

thence southwesterly along said curve, a distance of 6.29 feet;

thence North 88°21'00" West 0.23 feet to the easterly margin of 145th Place Southeast, and a point on a non-tangent curve to the

left, the center of which bears South 68°10'51" West 984.93 feet;

thence northwesterly along said curve and margin, a distance of 2.45 feet;

thence continuing along said margin, North 21°57'42" West 8.46 feet;

thence South 88°21'00" East 8.59 feet to the True Point of Beginning;

Also, commencing at the aforementioned Point A";

thence North 01°31'41" East along the west line of the east 33.00 feet of said subdivision, 254.30 feet;

thence North 88°28'19" West 8.50 feet to the True Point of Beginning;

thence continuing North 88°28'19" West 5.00 feet;

thence North 01°31'41" East 7.97 feet to the beginning of a curve to the left, with a radius of 23.50 feet;

thence northwesterly along said curve, a distance of 17.64 feet;

thence South 88°15'01" East 5.81 feet to a point on a non-tangent curve to the right, the center of which bears South 41°00'22" West 49.00 feet;

thence southeasterly along said curve, a distance of 1.73 feet to a point on a non-tangent curve to the left, the center of which

bears South 60°02'11" West 28.50 feet;

thence southeasterly along said curve, a distance of 15.66 feet;

thence South 01°31'41" West 7.97 feet to the True Point of Beginning.

Containing 187 square feet.

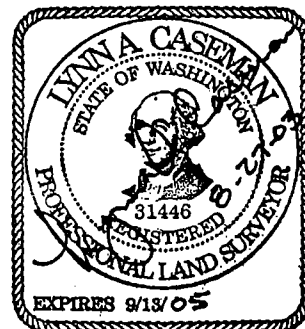


Exhibit A

Parcel 5006
Temporary Construction Easement

That portion of the east half of the northeast quarter of the northeast quarter of Section 10, Township 24 North, Range 5 East, Willamette Meridian, King County, Washington, described as follows:

Beginning at the intersection of the west line of the east 50.00 feet, and the south line of the north 12.00 feet of the south half of said subdivision;
thence North 88°15'01" West along said south line, 20.00 feet;
thence North 01°31'41" East 342.45 feet;
thence South 88°28'19" East 10.00 feet;
thence North 01°31'41" East 99.95 feet to the south line of the north 230.00 feet of said subdivision;
thence South 88°09'03" East along said south line, 10.00 feet to the west line of the east 50.00 feet of said subdivision;
thence South 01°31'41" West along said west line, being the west margin of 148th Avenue Southeast, 442.42 feet to the Point of **Beginning**.

Containing 7,849 square feet.

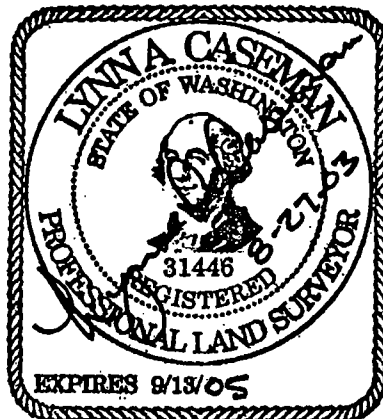


Exhibit A

Parcel 5007

Temporary Construction Easement

That portion of Lot 17, Fir Terrace as recorded in Volume 68 of Plats, Pages 86-87, Records of King County, Washington, described as follows:

Beginning at the northeast corner of said Lot 17;
thence South $01^{\circ}29'31''$ West along the east line thereof, 5.67 feet to a point on a non-tangent curve to the left, the center of which bears South $34^{\circ}27'43''$ West 15.00 feet;
thence westerly along said curve, a distance of 14.77 feet;
thence North $21^{\circ}57'42''$ West 5.00 feet to a point on a non-tangent curve to the right, the center of which bears South $21^{\circ}57'42''$ East 20.00 feet;
thence easterly along said curve, being the north line of said Lot 17, a distance of 16.60 feet to the Point of Beginning.

Containing 78 square feet.

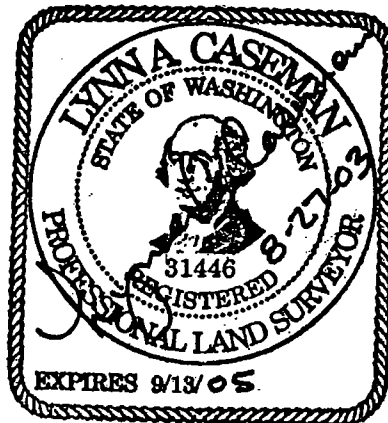


Exhibit A

Parcel 5008

Temporary Construction Easement

That portion of Lot 1, Fir Terrace as recorded in Volume 68 of Plats, Pages 86-87, Records of King County, Washington, described as follows:

Commencing at the southwesterly corner of said Lot 1;
thence North $68^{\circ}02'18''$ West along the south line thereof 74.448 feet to the beginning of a curve to the left, with a radius of 20.00 feet and the **True Point of Beginning**;
thence northerly along said curve, a distance of 31.42 feet;
thence South $68^{\circ}02'18''$ West 5.00 to a point on a non-tangent curve to the right, the center of which bears South $68^{\circ}02'18''$ West 15.00 feet;
thence southerly along said curve, a distance of 23.56 feet;
thence South $21^{\circ}57'42''$ East 5.00 feet to the **True Point of Beginning**.

Containing 137 square feet.

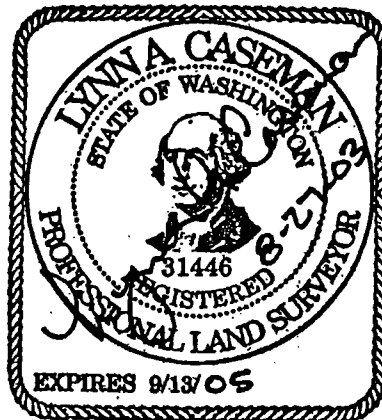


Exhibit A

Parcel 5063

Temporary Construction Easement

That portion of the southeast quarter of the northeast quarter of the northeast quarter of Section 10, Township 24 North, Range 5 East, Willamette Meridian, King County, Washington, described as follows:

Commencing at the intersection of the west line of the east 50.00 feet, and the south line of the north 12.00 feet of said subdivision;

thence North $88^{\circ}15'01''$ West along said south line, 239.56 feet to the True Point of Beginning;

thence South $21^{\circ}57'42''$ East 88.00 feet;

thence South $68^{\circ}02'18''$ West 15.00 feet;

thence South $21^{\circ}57'42''$ East 106.31 feet to the north line of a half-acre tract as described in deed from Jack R. Vickers to Pacific International Corporation, as recorded September 4, 1962 under King County Recording Number 5474589;

thence North $88^{\circ}15'01''$ West along said north line, 5.46 feet to the easterly margin of 145th Place Southeast (Newcastle Road);

thence North $21^{\circ}57'42''$ West along said easterly margin, 200.90 feet to the south line of the north 12.00 feet of said subdivision;

thence South $88^{\circ}15'01''$ East along said south line, 21.84 feet to the True Point of Beginning.

Containing 2,374 square feet.

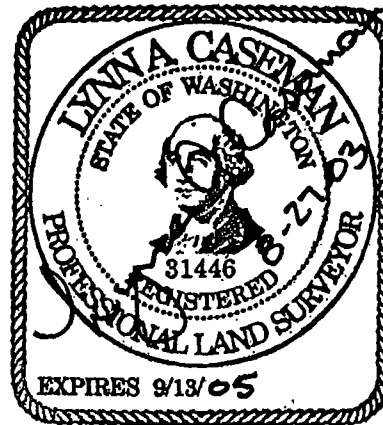


Exhibit A

Parcel 5064

Temporary Construction Easement

That portion of the southeast quarter of the northeast quarter of the northeast quarter of Section 10, Township 24 North, Range 5 East, Willamette Meridian, King County, Washington, described as follows:

Commencing at the intersection of the west line of the east 50.00 feet, and the north line of a half-acre tract as described in deed from Jack R. Vickers to Pacific International Corporation, as recorded September 4, 1962 under King County Recording Number 5474589, hereinafter referred to as "Point A";

thence South 01°31'41" West along said west line, 1.60 feet;

thence South 00°02'46" East 16.79 feet to the True Point of Beginning;

thence continuing South 00°02'46" East 5.00 feet to a Point on a non-tangent curve to the right, the center of which bears North 81°02'45" West 40.00 feet;

thence southwesterly along said curve, being the north margin of Landerholm Circle, as deed to the City of Bellevue under Recording Number 7702070479, a distance of 55.06 feet;

thence continuing along said north margin, on a curve to the left, with a radius of 133.00 feet, a distance of 92.73 feet to a point on a non-tangent curve to the left, the center of which bears

North 68°21'51" West 45.00 feet;

thence northerly along said curve, a distance of 9.05 feet to a point on a non-tangent curve to the right, the center of which bears South 38°56'22" East 138.00 feet;

thence northeasterly along said curve, a distance of 88.55 to the beginning of a curve to the left, with a radius of 35.00 feet;

thence northeasterly along said curve, a distance of 47.80 feet;

thence North 00°02'46" West 4.59 feet;

thence North 89°57'14" East 5.00 feet to the True Point of Beginning.

Also, commencing at the aforementioned "Point A";

thence North 88°15'01" West along the north line of said half-acre tract, 175.87 feet to the True Point of Beginning;

thence South 21°57'42" East 36.01 feet;

thence South 68°02'18" West 5.00 feet to the easterly margin of 145th Place Southeast (Newcastle Road);

thence North 21°57'42" West along said easterly margin, 38.20 to the north line of said half-acre tract;

thence South 88°15'01" East along said north line, 5.46 feet to the True Point of Beginning.

Containing 919 square feet.

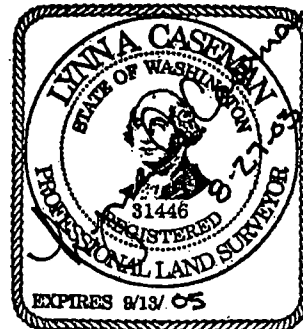


Exhibit A

Parcel 5065
Utility Easement

That portion of the southwest quarter of the northwest quarter of the northwest quarter of Section 11, Township 24 North, Range 5 East, Willamette Meridian, King County, Washington, described as follows:

Beginning at the intersection of the north line of the south 22.00 feet, and the east line of the west 70.00 feet of said subdivision;

thence North $01^{\circ}31'41''$ East along said east line, 8.00 feet;

thence North $88^{\circ}51'40''$ West 10.00 feet;

thence North $15^{\circ}12'11''$ West 15.63 feet;

thence South $46^{\circ}40'57''$ East 19.36 feet;

thence South $88^{\circ}51'40''$ East 5.06 feet;

thence South $01^{\circ}31'41''$ West 10.00 feet to the north line of the south 22.00 feet of said subdivision, being the north margin of Southeast 28th Street;

thence North $88^{\circ}51'40''$ West along said north margin, 5.00 feet to the Point of Beginning.

Containing 139 square feet

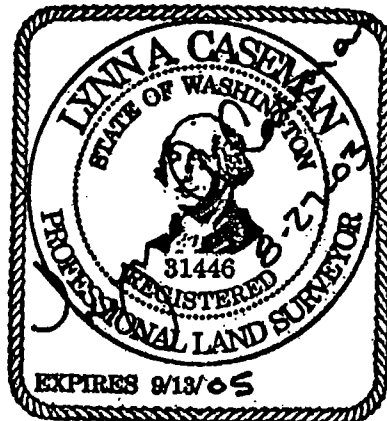


Exhibit A

Parcel 5066

Fee

That portion of the southeast quarter of the northeast quarter of Section 10, Township 24 North, Range 5 East, Willamette Meridian, King County, Washington, described as follows:

Beginning at a point on the westerly margin of Rel.148th, as shown on Washington State Department of Highways Plans for SR 90 Richards Road to Lake Sammamish, dated June 12, 1969, on page 13 of 25, said point being opposite, and 96.15 feet westerly of Rel.148th Highway Engineer's Station (herein after referred to as H.E.S.) 27+37.64;

thence North $01^{\circ}08'48''$ East 143.69 feet to a point opposite, and 97.15 feet westerly of H.E.S. 28+81.33;

thence North $05^{\circ}46'02''$ East 558.01 feet to a point opposite, and 56.06 feet westerly of H.E.S. 34+37.83, said point being on said west margin of Rel.148th;

thence South $03^{\circ}10'53''$ West along said margin, 137.88 feet to a point opposite, and 60.00 feet westerly of H.E.S. 33+00;

thence continuing along said margin, South $05^{\circ}13'22''$ West 563.52 feet to the **Point of Beginning**.

Containing 4,614 square feet.

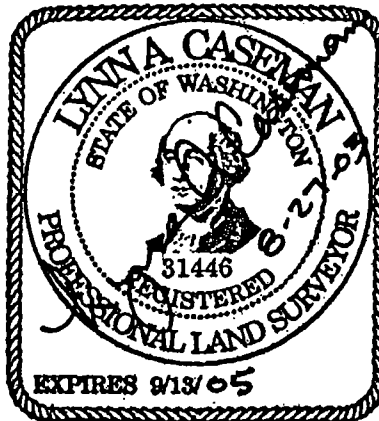


Exhibit A

Parcel 5066
Utility Easement

That portion of the southeast quarter of the northeast quarter of Section 10, Township 24 North, Range 5 East, Willamette Meridian, King County, Washington, described as follows:

Beginning at a point opposite, and 75.96 feet westerly of Rel.148th Highway Engineer's Station (herein after referred to as H.E.S.) 31+68.35, as shown on Washington State Department of Highways Plans for SR 90 Richards Road to Lake Sammamish, dated June 12, 1969, on page 13 of 25;

thence North 84°29'05" West 37.00 feet;

thence North 05°46'02" East 118.93 feet;

thence North 53°07'16" West 61.79 feet;

thence North 42°30'55" East 20.10 feet;

thence South 53°07'16" East 43.37 feet;

thence South 84°46'38" East 40.75 feet to a point opposite, and 65.30 feet westerly of H.E.S. 33+12.72;

thence South 05°46'02" West 144.77 feet to the Point of Beginning.

Containing 6,453 square feet.

